

CANOPI LLC

P: 949-798-0061

F: 949-798-0062

E: scott@canopillc.com

A: 4440 Von Karman Ave., Ste. 120 Newport Beach, CA 92660

June 7, 2012

Via Facsimile: 949.644-3229

Planning Commission
City of Newport Beach
3300 Newport Blvd.
Newport Beach, CA 92663

Correspondence

Item No. 4c

Airport Area PC Amendment

PA2011-215

RECEIVED BY
COMMUNITY

JUN 07 2012

DEVELOPMENT
CITY OF NEWPORT BEACH

Re: Newport Place Affordable Housing Amendment

Dear Planning Commissioners:

On behalf of Canopi LLC I wish to express our serious concern regarding your proposed Amendment to the Newport Place Planned Community Plan. More specifically, we are concerned that this amendment will significantly alter the nature of land use in Newport Place in a negative way.

As the owner of the property at 4440 Von Karman Avenue in Koll Center Newport, we are worried about the impact when incompatible uses are encouraged by various changes to zoning, especially changes that were not contemplated when the area was initially planned and developed in response to compatible land use and zoning requirements. We anticipate that high-density residential development will overburden existing infrastructure and that police and fire protection services will face increasing stress, as will the local arterial system.

Moreover, from a basic urban planning perspective we feel the proposed amendment fails to address necessary elements that are key to providing a foundation necessary for successful residential development. The amendment would not satisfy such basic planning fundamentals as compatibility with neighboring development, conflicts between land uses, proximity to public services and adverse environmental influences.

Any residential development in this area would be an island surrounded by incompatible commercial and industrial uses. It would suffer the noise and air pollution generated by John Wayne/Orange County Airport, it would lack proximity and ease of access to schools, libraries, public parks and even such fundamental necessities as grocery stores. In short, the ingredients necessary for a successful residential development do not exist at Newport Place.

Accordingly, we respectfully ask the planning staff to vote against any such inappropriate amendment.

Sincerely,

Canopi LLC



Scott Wessler
Vice President